



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held July 22, 2003 the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Parking Permit Case No. 02-120-(2), and Negative Declaration to authorize the previous conversion of a 109-unit hotel to an apartment house with less than required landscaping; and to authorize a 57% reduction in required parking, compact parking, and modification to parking development standards located at 15001 Crenshaw Blvd., Gardena, Gardena Valley Zoned District, applied for by California Financial Group, as further described in the attached letter dated April 28, 2003 from the Director of Planning. (Appeal from Regional Planning Commission's approval)

Russell Fricano and Kevin Johnson, representing the Department of Regional Planning were duly sworn and testified. Opportunity was given for interested persons to address the Board. Charles Moore, Jessie Wright, Ana Yancy, Douglas Carstens, Judy Kim Soo M. Kim and Soo W. Kim addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

"The County of Los Angeles is among the few counties in the State of California with a certified housing element. A major issue that is addressed in the housing element is the provision of affordable housing for low-to-moderate income families and housing for persons with special needs.

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“When this project was approved, the Regional Planning Commission was very much aware of the shortage of affordable housing in Los Angeles County. In all practicality, a great deal, if not the majority of affordable housing in the County will likely be established in either the First or Second Districts.

“To address this issue, it is crucial to consider affordable housing strategies that include the conversion of structures that can accommodate low-to-moderate income households as this project proposes.

“Regarding the issue of impacts on traffic and parking: The project has historically operated as a hotel, as well as an apartment house, and has existed in the neighborhood since 1962.

“The existing parking problem is due in large part to the impacts of other existing facilities in the neighborhood that also do not provide sufficient parking. A project that proposes affordable housing should not be penalized on account of other properties that do not meet parking standards.

“Potential impacts of this project have been given due consideration in the environmental review. The Negative Declaration, approved by the Regional Planning Commission, concluded that there would be no significant impacts generated by this project.

“In addition, the Regional Planning Commission imposed conditions of approval on the project that further address potential impacts including a redesign of the project that would eliminate the problem of cars backing out into Crenshaw Boulevard as well as a parking management program. The applicant has also committed himself in good faith to working with the community to resolve any potential impacts.

“With that in mind, in an endeavor to promote good neighborhood relations, I propose that a ‘good neighbor’ condition be added to the project to require the applicant to use his best efforts to ensure that residents of the apartment house and their visitors do not park in front of the movie theater located across the street during the theater’s business hours until ten o’clock in the evening.

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“I have reviewed the findings of the Regional Planning Commission and concur with the favorable recommendation they have made to this Board.”

Therefore, motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing; indicated its intent to deny the appeal; sustained the Regional Planning Commission's decision approving said Conditional Use Permit and Parking Permit Case No. 02-120-(2) with the following additional condition; and instructed County Counsel to prepare findings and conditions for approval:

A “Good Neighbor” condition requiring the applicant to use his best efforts to ensure that residents of the apartment house and their visitors do not park in front of the movie theater located across the street during the theater's business hours until ten o'clock in the evening.

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Attachment

Copies distributed:

- Each Supervisor
- Director of Internal Services
- Director of Public Works
- California Financial Group
- Charles Moore
- Jessie Wright
- Ana Yancy
- Douglas Carstens
- Judy Kim
- Soo M. Kim